

## ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 803 AND 805 WEST MARTIN LUTHER KING, JR.  
3 BOULEVARD FROM MULTIFAMILY RESIDENCE MODERATE HIGH  
4 DENSITY (MF-4) DISTRICT TO MULTIFAMILY RESIDENCE HIGHEST  
5 DENSITY-CONDITIONAL OVERLAY (MF-6-CO) COMBINING DISTRICT.  
6

7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
8

9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
10 change the base district from multifamily residence moderate high density (MF-4) district  
11 to multifamily residence highest density-conditional overlay (MF-6-CO) combining district  
12 on the property described in Zoning Case No.C14-03-0174, on file at the Neighborhood  
13 Planning and Zoning Department, as follows:  
14

15 A 0.351 acre tract of land, more or less, out of Outlot 18, Division E, Original City  
16 of Austin, Travis County, the tract of land being more particularly described by  
17 metes and bounds in Exhibit "A" incorporated into this ordinance, and  
18

19 Lot 1-B, Medical Services Subdivision, a subdivision in the City of Austin, Travis  
20 County, Texas, according to the map or plat of record in Plat Book 95, Pages 55-  
21 56, of the Plat Records of Travis County, Texas, (the "Property")  
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23 locally known as 803 and 805 West Martin Luther King, Jr. Boulevard, in the City of  
24 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".  
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26 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
27 established by this ordinance is subject to the following conditions:  
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- 29 1. Development of the Property may not exceed a height of 51 feet from ground level.  
30  
31 2. Development of the Property may not exceed 53 residential dwelling units.  
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33 Except as specifically restricted under this ordinance, the Property may be developed and  
34 used in accordance with the regulations established for the multifamily residence highest  
35 density (MF-6) base district and other applicable requirements of the City Code.  
36  
37

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.

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3  
4 **PASSED AND APPROVED**

5  
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7  
8 \_\_\_\_\_, 2004

§  
§  
§

9 Will Wynn  
10 Mayor

11  
12  
13 **APPROVED:** \_\_\_\_\_

14 David Allan Smith  
15 City Attorney

**ATTEST:** \_\_\_\_\_

Shirley A. Brown  
City Clerk

**James E. Garon & Associates**  
**Professional Land Surveyors**

10711 Highway 71 West  
Austin, Texas 78735  
512.288.5877 - (fax) 512.288.4716  
E-mail: [jgarons@swbell.net](mailto:jgarons@swbell.net)

**LEGAL DESCRIPTION:** BEING A 0.351 ACRE TRACT OF LAND LYING IN AND SITUATED OUT OF OUTLOT 18, DIVISION "E"; ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO AUSTIN REHABILITATION CENTER, INC. BY DEED RECORDED IN VOLUME 11566, PAGE 896 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.351 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES IN JULY, 2000:

**BEGINNING** at an iron rod found on the south line of M.L. King Jr. Blvd. for the northwest corner hereof and the northeast corner of Lot 1-B, Resubdivision of Lot 1 Parkside Medical Services Subdivision as recorded by plat in Volume 95, Pages 55-56 of the plat records of Travis County, Texas;

**THENCE** South  $71^{\circ}57'50''$  East a distance of 104.78 feet along said line of M.L. King Jr. Blvd. to an iron rod set for the northeast corner at the intersection with the west line of West Avenue;

**THENCE** South  $17^{\circ}50'21''$  West a distance of 145.96 feet along West Avenue to an iron rod found for the southeast corner hereof and northeast corner of Lanatana Condominiums as described in Volume 7914, Page 729 of said deed records;

**THENCE** North  $72^{\circ}1'46''$  West a distance of 104.78 feet to an iron rod set for the southwest corner hereof and southeast corner of said Lot 1-B;

**THENCE** North  $17^{\circ}50'21''$  East a distance of 146.08 feet to the **POINT OF BEGINNING** and containing 0.351 acre of land, more or less, and as shown on map of survey prepared herewith.

Surveyed by:

  
James E. Garon  
Registered Professional Land Surveyor  
Job: 403-00

Sept. 14, 2000

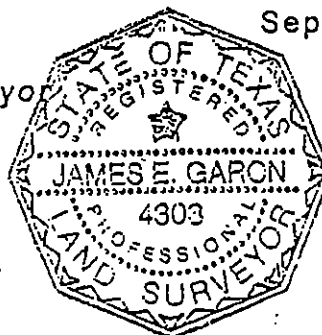


EXHIBIT A

